



ENVISION ARLINGTON FISCAL RESOURCES TASK GROUP
Meeting Minutes
7:30 PM 3/18/21

On Line via Zoom

ATTENDEES: Gordon Jamieson (Co-Chair), David Garborino (Co-Chair), Brian Hasbrouck, Jonathan Haughton, Janet Pagliuca, Pete Howard (Secretary),

1. Gordon reviewed the open meeting rules for Zoom meetings as put out by the Governor Baker.
2. Brian told about an article published on Bloomberg concerning assessments Ref 1. Looking across the country they found less expensive homes assessed higher compared to their market value than more expensive homes. They suggest this is a racist situation. The situation in MA is not as bad as in the deep south.
3. Jon found, through the Lincoln Institute, a retired Boston assessor who confirmed that houses should be reassessed every 10 yrs. That person also suggested that inside changes are too small to make reassessment worthwhile. Gordon does not agree.
4. Jon looked at 8 properties in the Heights on Mass Ave near Park Ave (Ref 2). He found land values for residential properties to be assessed at nearly the same rate/sq ft. The commercial properties were different. He sampled 300 properties along Mass Ave and found a wide variation in \$/sq ft.
5. Gordon led a general discussion of this line of work. He feels that there is not enough public visibility into these matters. Someone said Cook Cty, Ill, is far ahead of the rest of the country in this. There seems to be agreement that we should wrap up this work by completing the historical report that Gordon is working on and providing a concise overview of our findings.
6. Next month Pete will attempt a spritely guide to the articles in the Warrant that the FinCom has studied.

Adjourned at 9:00.

Next Meeting Apr 15

Ref 1 CityLab Daily/ The Racism of America's Property Tax System – Bloomberg

Ref 2 Some Land Values

file:///Users/peterhoward/Documents/PeteOS9/FRTG/Minutes/Material3_18_21/Ref%201.html

The above link should take you to

Bloomberg
Citylab Daily

CityLab Daily: The Racism of America's Property Tax System

By Max Reyes

March 10, 2021, 1:49 PM EST

Small sampling of properties on Mass Ave near Arlington Heights

St. No.	Sq ft land	Val bldg	Val land	Tota val	Zone	Notes	val land/sq ft
1249	5,146	\$ 498,200	\$ 361,900	\$ 860,100	8	4 units	\$ 70
1253	5,190	\$ 974,300	\$ 362,700	\$ 1,341,600	8	brick, 3 family	\$ 70
1257	5,138	\$ 605,800	\$ 363,600	\$ 969,400	8	brick, 3 family	\$ 71
1273	4,635	\$ 640,800	\$ 391,300	\$ 1,032,100	11		\$ 84
1282	5,390	\$ 366,000	\$ 366,500	\$ 733,500	8		\$ 68
1300	8,331	\$ 835,300	\$ 603,800	\$ 1,445,600	11	Cambridge Savings Bank	\$ 72
1331	5,184	\$ 1,016,500	\$ 722,100	\$ 1,738,600	11	UPS etc.	\$ 139
1309-1323	9,389	\$ 991,200	\$ 863,100	\$ 1,854,300	11	Heights barber, etc.	\$ 92
Data pulled from city database, March 18, 2021							